

SIKKIM



GOVERNMENT

GAZETTE

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Gangtok

Friday 24th March, 2017

No. 90

GOVERNMENT OF SIKKIM
BUILDINGS & HOUSING DEPARTMENT
(S.P.W.D), GANGTOK

No:01/Bldgs /2017

Dated:08/03/2017

NOTIFICATION

Whereas, the State Government has deemed it expedient and necessary to streamline and regulate the construction of all Government (Residential and Non-Residential) buildings in order to create better living conditions and to improve the quality of life of people. Now therefore, with the view to achieve the above objectives, the State Government is hereby pleased to notify the following which shall extend to the whole State of Sikkim and shall come into force with immediate effect.

1. The Government Residential Quarters are now re-categorized as Grade I A, Grade A, Grade B, Grade C, and Grade D types with revised floor area as under:-

Sl.No	Types of Qtr.	Previous type with Area	Revised Area
1.	Grade IA	Class- IA - 1,592 sq.ft	2,349 sq ft.
2.	Grade A	Class- IB - 1,468 sq.ft	1,630 sq.ft
3	Grade B	Class- II - 1,339 sq.ft	1,510 sq.ft
4	Grade c	Class- III - 1,018 sq.ft	.1,259 sq.ft
5.	Grade D	Class- IV - 838 sq.ft	1,025 sq.ft

2. In line with the preservation of eco-system in the State and to blend the structure aesthetically with the environment, all the Government (Residential and Non- Residential) buildings to be painted in Green shades.
3. Whereas the Government in order to bring more precision in valuation procedure has deemed it expedient and necessary to adopt depreciation method of valuation considering exact life span for different components of building adopting formula as under:-

$$D = \frac{P(100 - rd)^n}{100}$$

Where,

D is the depreciated value.

P is the cost at present rate.

rd is the fixed percentage of depreciation.

n is the number of years the building has been constructed.

Sl.No	Building Component	Life Span in years	Value of rd
1.	G.C.I. roof	50	2
2.	Brick partition wall	100	1
3.	Flooring (cement, concrete, tiles, stone, mosaic etc)	50	1
4.	Timber doors and windows	40	2.5
5.	Protective walls in CRSM, plum, RCC etc.	100	1
6.	Ironworks (roof truss, steel beam, window grills etc)	75	1.33

Depreciation for different components of structure based on the life span given above shall be calculated and summed up to arrive at the exact depreciated value of the structure. Contractor's profit of 7.5% shall be deducted from the principle value of each component of the building before calculating the depreciated value. 12.5% for internal electrification and 5% for external electrification shall be added to the depreciated cost of the structure. Likewise 12.5% for internal water supply and sanitation and 5% for external water supply also be added to arrive at the total depreciated cost of the structure.

By order and in the name of the Governor.

**R.B.Thapa
PCE cum Secretary,
Buildings and Housing Department,
Government of Sikkim.**